

**MANAGEMENT CERTIFICATE
FOR THE
ER RANCH HOMEOWNERS ASSOCIATION, INC.
BEXAR COUNTY, TEXAS
(TEXAS PROPERTY CODE SECTION 209.004)**

NAME OF SUBDIVISION:

Evans Ranch Subdivision Unit 1 & 2

NAME OF ASSOCIATION:

ER Ranch Homeowners Association, Inc.

MAILING ADDRESS OF ASSOCIATION:

c/o Avid Property Management, Inc.
21750 Hardy Oak Blvd, Ste 102-182
San Antonio, Texas 78258

SUBDIVISION RECORDING DATA:

- Unit 1 Plat – Vol. 9542, Page 00134
- Unit 2 Plat – Vol. 9550, Page 69

RECORDING DATA OF DEDICATORY INSTRUMENTS:

- Declaration – Vol. 7823, Page 0424
- Notice of Annexation Unit 2 – Vol. 8763, Page 0364
- Bylaws – Vol. 9055, Page 1456
- First Amendment to Bylaws – Document No.20090005795
- Payment Plan Policy – Document No.20110203250
- Records, Production, Retention – Document No.20110203251
- Notice of Dedicatory Instruments – Document No.20170016801
 - Articles of Incorporation
 - Amended Bylaws
- Rules and Regulations – Document No.20170215656
- Notice of Filing of Dedicatory Instruments – Document No.20230224221
 - Guidelines for the Architectural Control Committee
 - Collections Policy
 - Contract Bid Policy
 - Guidelines for Covenant Violation Hearings
 - Golf Cart Policy
 - Leasing Information Policy
 - Pandemic Exposure Policy

- Religious Items Display Policy
- Security Measures and Fencing Policy
- Swimming Pool Enclosure Policy

PROPERTY MANAGER CONTACT INFORMATION:

Name: Avid Property Management, Inc.
c/o Melissa Espino
Phone Number: (210) 253-7811
Mailing Address: 21750 Hardy Oak Blvd. Suite 102-182, San Antonio, Texas 78258
E-mail Address: cs@avidtexas.com

ASSOCIATION'S WEBSITE:

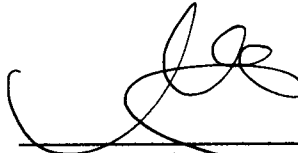
www.avidtexas.com

PROPERTY TRANSFER FEES:

- Resale Certificates (Tex. P. Code 207.003 compliant):
 - First Request: \$375.00
 - Second Request: \$75.00
- Transfer Fees: \$225.00
- Additional products and documents available upon request to the Property Manager

OTHER INFORMATION:

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other dedicatory instruments of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase. The purpose of this Management Certificate is to comply with Section 209.004 of the Texas Property Code and to provide information sufficient for a title company to correctly identify the Subdivision and to contact its governing Association. This Management Certificate does not purport to identify every piece of information pertinent to the Subdivision. No person should rely on this Management Certificate for anything other than instructions for contacting the Association. The registered agent for the Association is on file with the Texas Secretary of State.



Melissa Espino, Managing Agent for the
ER Ranch Homeowners Association, Inc.

STATE OF TEXAS

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COUNTY OF BEXAR

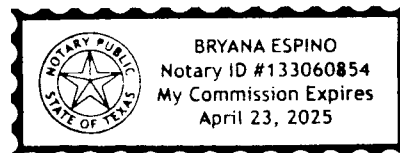
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Before me, the undersigned authority, on this day personally appeared Melissa Espino, Managing Agent of the ER Ranch Homeowners Association, Inc., a Texas nonprofit corporation, known to be the person and officer whose name is subscribed to the foregoing Management Certificate and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 22 day of May, 2024.



Notary Public, State of Texas



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20240091904

Recorded Date: May 22, 2024

Recorded Time: 11:20 AM

Total Pages: 4

Total Fees: \$33.00

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 5/22/2024 11:20 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk